

Development Management – Delegated Officer Report

Application Number: AWDM/0500/26 **Recommendation:** – APPROVE

Site: 24 Grand Avenue Worthing West Sussex BN11 5AQ

Proposal: Single storey rear extension

Date of Site Visit: 28/04/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 24 Grand Avenue, is situated within an established residential area in Worthing. The site comprises a two-storey detached dwelling with a pitched roof. The immediate locality is characterised predominantly by two-storey detached dwellings set within individual plots, typically with private rear gardens and long driveways, often leading to garages. The application property also follows this pattern. To the rear, the property contains an existing single-storey rear extension of an irregular form.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a proposed single storey rear extension.

The proposed single-storey rear extension in association with the reconfiguration of the kitchen. It will extend to a maximum depth of approximately 1.06m and 4.93m wide with patio doors opening onto the rear garden. It will feature a flat roof with a height of approximately 2.86m plus narrow roof lantern. Three door openings on the south side of the existing dwelling will be blocked up.

The extension will be constructed in matching render and will contain a high performance felt or composite GRP flat roof. It will contain white uPVC and double glazed or grey powder coated aluminium double doors to the rear (east) elevation. No side openings are proposed.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

Neighbour Representations

None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension would be subsidiary in form and scale to the existing building and would be finished in render to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The flat roof is acceptable given the minor scale of the extension.

The proposed extension is to the rear of the building and no views of it will be visible from the road. It will also be contained visually on its northern side by the existing single storey extension which extends much further into the garden. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The most affected neighbouring property is to the side at 22 Grand Avenue.

22 Grand Avenue

22 Grand Avenue is located to the south of the application site and consists of a large two-storey detached dwelling. The properties are separated by fencing.

The proposed extension is to extend into the garden by approximately just 1.06m. It will not contain any side openings and is only single-storey in scale. Although at a greater distance to No.22, the existing single-storey rear extension extends much further into the garden than the proposed extension.

The proposed extension will have a very minor impact on the receipt of light to and outlook from the windows on the rear (east) elevation of No.22, but due to its single-storey scale and its insignificant depth, the impact will not be severe. No openings will directly face No.22.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would be no unacceptable loss of light.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Tom Westerman Date: 15/05/2026.

Authorised by: Jo Morin Date: 20.05.2026